## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

18 RUDDICK PLACE DARLEY VIC 3340							
ee consumer.vic.	.gov.au	ı/underquot	ing (*[	Delete single	price	or range as	s applicable)
		or range between		\$1,250,000		&	\$1,350,000
cable)							
\$642,500	Property type			House		Suburb	Darley
01 Feb 2024	024 to 31 Jan 2025		Son	urce	rce Corelogic		
Comparable property sales (*Delete A or B below as applicable)  A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.  Address of comparable property  Price  Date of sale							
	cable) \$642,500 01 Feb 2024  es (*Delete A operties sold with representative consumer.vic.	cable) \$642,500 Prop 01 Feb 2024 to  es (*Delete A or B become sold within five representative consider	cable)  \$642,500  Property type  01 Feb 2024  considered to a second to a seco	cable)  \$642,500 Property type  01 Feb 2024 to 31 Jan 2025  es (*Delete A or B below as applications and solutions are sold within five kilometres of the representative considers to be most considerations.	cable)  See (*Delete A or B below as applicable)  The property of the property for representative considers to be most comparable to the consumer. Vic. gov. au/underquoting (*Delete single si	cable)  \$642,500  Property type  401  Feb 2024  The property of the property for sale in representative considers to be most comparable to the property to the property for sale in representative considers to be most comparable to the property to the property for sale in representative considers to be most comparable to the property for sale in representative considers to be most comparable to the property for sale in representative considers to be most comparable to the property for sale in representative considers to be most comparable to the property for sale in representative considers to be most comparable to the property for sale in	or range between \$1,250,000 &  cable)  \$642,500 Property type House Suburb  01 Feb 2024 to 31 Jan 2025 Source (  es (*Delete A or B below as applicable)  perties sold within five kilometres of the property for sale in the last 18 representative considers to be most comparable to the property for sale

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 10 February 2025



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